

**CITY OF SEATTLE**  
**SEPA ENVIRONMENTAL CHECKLIST**

**A. BACKGROUND**

1. Name of proposed project, if applicable:  
Additional allowable land uses to Subarea C of the Sand Point Overlay District. These include mini-warehouse and restaurant.

2. Name of applicant:

City of Seattle Office of Housing

3. Address and phone number of applicant and contact person:

700 5<sup>th</sup> Ave, Suite 5700  
PO Box 94725  
Seattle WA, 98124-4725  
(206) 684-0362

4. Date checklist prepared:

December 2009

5. Agency requesting checklist:

City of Seattle Office of Housing

6. Proposed timing or schedule (including phasing, if applicable):

Public hearing: Estimated to occur during spring 2010.  
City Council Vote: Estimated to occur during spring 2010.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental analysis has previously been prepared directly related to this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The Office of Housing has submitted to the City Council an amendment to the Sand Point Amendments of Seattle's Comprehensive Plan that would allow Building 9 in Sand Point's Magnuson Park to be workforce housing and limited commercial use. The Office of Housing also submitted to the City Council an amendment to the Sand Point Physical Development and Management Plan that would allow Building 9 to be workforce housing for educational institutions if appropriate.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed amendments will require approval by the City Council prior to their adoption.

11. Give brief, complete description of your proposal, including the proposed uses and the site of the project. There are Several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed legislation will allow a building within Subarea C of the Sand Point Overlay District to be partially redeveloped as a small sized restaurant such as a café and a personal storage facility. The restaurant would be limited to 2000 square feet and both land uses would only be allowed in buildings that contained greater than 100 residential units.

Subarea C of the Sand Point Overlay District is located on the western border of Magnuson Park with Sand Point Way NE on the west, NE 74<sup>th</sup> St on the North, NE 64<sup>th</sup> St on the South, and park space to the East. The following seven buildings reside within Subarea C:

- Building 9
- 6940 62<sup>nd</sup> Ave NE
- 6831 62<sup>nd</sup> Ave NE (two buildings)
- 6622 62<sup>nd</sup> Ave NE
- 6610 62<sup>nd</sup> Ave NE
- Other Youthcare house

**TO BE COMPLETE BY APPLICANT:**

**EVALUATION FOR  
AGENCY USE ONLY**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one):  
Flat, rolling, hilly, steep slopes, mountainous,  
other: \_\_\_\_\_

Subarea C is flat with the exception of a small slope on the western boundary.

- b. What is the steepest slope on the site (approximate percent slope)?

A gentle 15% to 20% slope occurs from Sand Point Way NE toward Building 9.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

I do not know. No prime farmland exists on the site.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not applicable. Specific project actions requiring soil analysis would require SEPA review at the time they are proposed.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not applicable. Specific project actions involving filling or grading would require SEPA review at the time they are proposed.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable. Specific project actions requiring clearing or construction would require SEPA review at the time they are proposed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This proposal will not directly or indirectly result in any additional buildings being developed on this site however additional asphalt may be necessary to provide additional parking for the new allowable land uses.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable.

## 2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None required for this nonproject action. If either proposed additional land use is developed on the site the project will be subject to project-level SEPA review, under which air quality impacts will be evaluated.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None applicable to this nonproject action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No measures are proposed.

## 3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The shores of Lake Washington provide the Eastern boundary of Magnuson Park. Subarea C within Magnuson Park is on the western boundary of the park. A newly developed wetlands project is immediately adjacent to Subarea C.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work is proposed or anticipated over, in, or adjacent to any surface water body. Any actions that require work adjacent to any surface water body may be required to undergo project-specific SEPA review.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None expected. Any actions that require fill or dredge material may be required to undergo project-specific SEPA review.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None expected. Any actions that require surface water withdrawals or diversions may be required to undergo project-specific SEPA review.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None expected. Any future proposed project actions that discharge material to surface waters may be required to undergo project-specific SEPA review.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn as a result of this non-project action.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to

be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. No waste will be discharged as a result of this non-project action.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable to this non-project action. Future projects located within the Subarea C of the Sand Point Overlay District will be subject to SEPA review on a site-specific basis.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not as a result of this nonproject action.

d. Proposed measures to reduce or control surface, ground, or runoff water impacts, if any:

None proposed.

**4. Plants**

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage,

other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

Many of the types of plants listed above may be found in Seattle and in the vicinity of the Sand Point Overlay District. Projects located within the Sand Point Overlay District will be subject to SEPA review.

b. What kind and amount of vegetation will be removed or altered?

Not applicable to this non-project action. Future projects located within the Subarea C of the Sand Point Overlay District will be subject to SEPA review on a site-specific basis.

- c. List threatened or endangered species known to be on or near the site.

Threatened or endangered species do exist in Seattle, including Chinook salmon. Allowing the two proposed new land uses, as a nonproject action, would not likely create new impacts on threatened or endangered species.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable to this non-project action. Future projects located within the Subarea C of the Sand Point Overlay District will be subject to SEPA review on a site-specific basis.

## **5. Animals**

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

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fish: bass, salmon, trout, herring, shellfish, other:

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There are a number of types of animals in Seattle. Allowing the two proposed new land uses, as a nonproject action, would not likely create new impacts on animals

- b. List any threatened or endangered species known to be on or near the site.

Threatened or endangered species do exist in Seattle, including Chinook salmon. Allowing the two proposed new land uses, as a nonproject action, would not likely create new impacts on threatened or endangered species.

- c. Is the site part of a migration route? If so, explain.

Seattle includes migratory bird species and is located within the Pacific Flyway, one of the four principal north-south migration routes for birds in North America. The Pacific Flyway encompasses the entire Puget Sound Basin. The proposed new land uses, as a nonproject action, would not likely create new impacts on migratory birds. Future projects associated with the Sand Point Overlay District will be subject to project-level SEPA review.

- d. Proposed measures to preserve or enhance wildlife, if any:

None proposed

**6. Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable.

**7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable. Future projects associated with the Sand Point Overlay District site will be subject to project-level SEPA review.

- 1) Describe special emergency services that might be required.

None required for this nonproject action.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

- b. Noise



1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?

Not applicable to this nonproject action.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from site.

Not applicable to this nonproject action.

3) Proposed measures to reduce or control noise impacts, if any:

Not applicable to this nonproject action.

## **8. Land and Shoreline Use**

a. What is the current use of the site and adjacent properties?

All of the buildings within Subarea C with the exception of Building 9 are currently being used or are in the development process to be used as housing for formerly homeless individuals and families. Nearby uses include single-family residential, multifamily residential, recreational, and commercial uses.

b. Has the site been used for agriculture? If so, describe.

Not applicable to this nonproject action.

c. Describe any structures on the site.

Building 9 is the largest building within Sub area C. It is a large brick two and a half story building with a basement. Building 224 is a two story residential building with 42 units. Buildings 26N and 26S are two story brick building providing 26 units of housing. Building 330, 331, and 332 are smaller two story wood buildings that provide 18 total units of housing.

d. Will any structures be demolished? If so, what?

Not applicable to this nonproject action.

e. What is the current zoning classification of the site?

Lowrise 3.

- f. What is the current comprehensive plan designation of the site?

Subarea C is designated a Multi-Family Residential Area.

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable to this nonproject action.

- h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

I do not know.

- i. Approximately how many people would reside or work in the completed project?

Not applicable to this nonproject action.

- j. Approximately how many people would the completed project displace?

Not applicable to this nonproject action.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:

The Office of Housing has submitted to the City Council an amendment to the Sand Point Amendments of Seattle's Comprehensive Plan that would allow Building 9 in Sand Point's Magnuson Park to be workforce housing and limited commercial use. The Office of Housing also submitted to the City Council an amendment to the Sand Point Physical Development and Management Plan that would allow Building 9 to be workforce housing for educational institutions if appropriate.

**9. Housing**

- a. Approximately how many units would be provided, if any?  
Indicate whether high, middle, or low-income housing.

Not applicable to this nonproject action.

- b. Approximately how many units, if any, would be eliminated?  
Indicate whether high, middle, or low-income housing.

None proposed.

- c. Proposed measures to reduce or control housing impacts, if any:

None proposed.

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable to this nonproject action.

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable to this nonproject action.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable to this nonproject action.

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable to this nonproject action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable to this nonproject action.

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable to this nonproject action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable to this nonproject action.

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Subarea C of the Sand Point Overlay District is located within Magnuson Park which has a dog park, multiple athletic fields, swimming beach, walking trails, picnic area, children's play area, and passive recreation space.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable to this nonproject action. Future projects associated with the Sand Point Overlay District site will be subject to project-level SEPA review.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable to this nonproject action. Future projects associated with the Sand Point Overlay District site will be subject to project-level SEPA review.

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

The Sand Point Overlay District is within the Sand Point Historic District which is on the state preservation registry. The Sand Point Historic District consists of all buildings in Magnuson Park originally part of the Sand Point Naval Station.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

All the buildings within the Sand Point Historic District were deemed to be contributing the broad patterns of the country's history, and their architectural characteristics.

- c. Proposed measures to reduce or control impacts, if any:

Not applicable to this nonproject action. Any future projects would be required to adhere to the State's historic preservation policies

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

Sand Point Way NE runs North/South along the western border of Subarea C. Access to Magnuson Park can either be gained by entering on NE 74<sup>th</sup> St or NE 65<sup>th</sup> St off of Sand Point Way NE. Additionally, 62<sup>nd</sup> Ave NE runs through Subarea C.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, Metro bus route 71 serves Sand Point Way NE.

- c. How many parking spaces would the completed project have?  
How many would the project eliminate?

Indirectly this nonproject action could result in commercial uses that require approximately thirty parking space. No parking spaces would be indirectly eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

None anticipated.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Any future projects resulting from this nonproject action in the Sand Point Overlay District would require a traffic impact study.

- g. Proposed measures to reduce or control transportation impacts, if any.

None proposed.

**15. Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Indirectly this nonproject action could result in commercial uses that require fire and police protection for the building, staff, and customers.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable to this nonproject action.

**16. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Not applicable to this nonproject action.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.

Not applicable to this nonproject action.

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Date submitted: \_\_\_\_\_

This checklist was reviewed by:

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Environmental Specialist, Department of Planning and Development

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

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**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

**Water Resources**

Additional allowable uses within Subarea C could indirectly result in the redevelopment of a building with commercial uses that require water and sewage utilities and may increase discharge to water.

**Air Quality**

Additional allowable uses within Subarea C could indirectly result in the redevelopment of a building with commercial uses that may increase emissions to air from customers' automobiles.

**Noise**

Additional allowable uses within Subarea C could indirectly result in the redevelopment of a building with commercial uses that may increase noise due to customers' automobiles.

**Production, Storage or Release of Toxic or Hazardous Substances**

Additional allowable uses within Subarea C will result in no direct impacts related to toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

None proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Future commercial developments within Subarea C may include landscaping that may remove, move, or replace existing plants.



Proposed measures to protect or conserve plants, animals, fish, or marine life are:

No measures are proposed.

3. How would the proposal be likely to deplete energy or natural resources?

Additional allowable uses within Subarea C may result in the redevelopment of a building with commercial uses that require electricity, water, and natural gas and produce garbage and sewer waste.

Proposed measures to protect or conserve energy and natural resources are:

None are proposed.

4. How would the proposal be likely to use or affect environmentally critical areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Future development of a building with commercial uses within Subarea C may attract more visitors to Magnuson Park resulting in a greater demand for park amenities and impact on the park's natural environment. If the proposed new commercial uses allow Building 9 to be redeveloped and put back into active use then this historically significant building will be preserved and continue to contribute to the Sand Point Historic District.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None are proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed new allowable commercial uses within Subarea C of the Sand Point Overlay District would likely make the redevelopment of Building 9 more economically feasible and encourage its redevelopment into active use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**Transportation**

New allowable commercial uses in a building in Subarea C will likely allow the redevelopment of Building 9. The mini-warehouse storage use may attract customers that use vehicles to bring their personal belongings to store. The restaurant designation will likely result in a café to be housed in Building 9 which may serve customers living in Magnuson Park who can walk to the café but also may attract park visitors who come in their cars. Both of these commercial uses will increase demands on the transportation infrastructure.

**Public Services and Utilities**

The proposed new allowable commercial uses within Subarea C of the Sand Point Overlay District would likely make the redevelopment of Building 9 more economically feasible and encourage its redevelopment into active use. Both new allowable commercial uses will require utilities that are not currently demanded by this vacant building.

Proposed measures to reduce or respond to such demand(s) are:

None proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed legislation will not result in conflicts with local, state, or federal laws or requirements for protection of the environment.

Submitted By:

By: 

Name: Mark Ellerbrook

Title: Manager, Homeownership Programs, Office of Housing